



SUBDIVISION MAP CERTIFICATES

OWNERS STATEMENT (Final and Parcel Map)

(A) Consent of Owners

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the subdivision as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line.

(B) Streets and Public Utilities

We hereby dedicate to public use for public street and public utility purposes, Lots XX through XX inclusive together with Lots ZZ through ZZ inclusive.

Note to Engineers and Land Surveyors: Lots ZZ through ZZ are for Streets that will be accepted only as Barrier Strips.

(C.) Electric Energy Distribution Facilities

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of electric energy distribution facilities Lots XX through XX inclusive and the easements designated as 5' X 10' P.U.E., 5' X 20' P.U.E., and 5' P.U.E.

(D) Sanitary Sewer Facilities

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of sanitary sewer facilities (Lots XX through XX inclusive.) / (the easements designated as "20' Sewer Easement")

(E) Storm Drain Facilities

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of Storm Drain facilities (Lots XX through XX inclusive.) / (the easements designated as 20' Storm Drain Easement.)

(F) Open Space

We hereby dedicate to the City of Riverside for public purposes, to preserve and maintain said land in it's natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, the easements designated Open Space Easement. Such

Open Space Easements do not include any right of access and the City of Riverside shall not have any responsibility for maintenance thereof.

(G) Water Course

We hereby dedicate to the City of Riverside for public purposes, the easements designated as Water Course Easements. These easement areas are subject to periodic flooding and accompanying hazards and should be kept free from particular structures or improvements that may endanger life or property or significantly restrict the carrying capacity of the water course, and which uses and limitations are further defined in Section 19.51 of the Riverside Municipal Code. Furthermore, the City of Riverside shall not have any responsibility for maintenance of the Water Course Easements.

(H) Avigation

We hereby dedicate to the public an Avigation easement and right of flight for the passage of aircraft over Lots XX through XX inclusive.

(I) We hereby request that Lots XX and XX accepted as Barrier Strips as shown on M.B. 1234/56-78 be hereby accepted for public street and public utility purposes.

(J) Abandonment of Public Streets and Easements

We hereby request that the following Public Streets and Easements, which are not shown on the attached map, be abandoned in conformance with Section _____ of the Subdivision Map Act:

For Parcel Maps: Section 66445 (j)

For Tract Maps: Section 66434 (g)

1. That certain easement for public road purposes granted February 31, 1999 as Instrument No. 00000, Official Records of Riverside County.
2. Lots XX through XX inclusive as dedicated on M.B. 1234/ 12-34.

(K) Abandonment of Access Restrictions / Restoration of Access Rights

We hereby request that in conformance with Section _____ of the Subdivision Map Act, the Access Rights relinquished to the City of Riverside by Tract XXXX on file in M.B. 1234/12-34 be abandoned and hereby restored over those portion labeled ACCESS RIGHTS RESTORED

For Parcel Maps: Section 66445 (j)

For Tract Maps: Section 66434 (g)

(L) Relinquishment of Vehicular and Pedestrian Access Rights

We hereby release and relinquish to the City of Riverside Vehicular and Pedestrian Access Rights to Lot XX, XXX Street, Avenue, etc. from Lots XX-XX and to Lot XX, XXX Street, Ave. etc. from Lots XX-XX.

CITY CLERK CERTIFICATE (FINAL MAP AND PARCEL MAP)

(A)

Resolved: That this map consisting of XX sheets be, and the same is hereby accepted as the final map of Tract XXXXX.

(B) 1 Streets

Lots XX through XX inclusive are hereby accepted for public street and public utility purposes and Lots ZZ through ZZ inclusive are hereby accepted as Barrier Strips.

(C.) Electric Energy Distribution Facilities

Lots XX through XX inclusive and the easements designated as 5' X 10' P.U.E., 5' X 20' P.U.E., and 5' P.U.E. are hereby accepted as easements for the construction and maintenance of electric energy distribution facilities.

(D) Sanitary Sewer Facilities

(Lots XX through XX inclusive.) / (The easements designated as Sewer Easement) are hereby accepted as easements for the construction and maintenance of sanitary sewer facilities.

(E) Storm Drain Facilities

(Lots XX through XX inclusive.) / (The easements designated as Storm Drain Easement) are hereby accepted as easements for the construction and maintenance of Storm Drain facilities.

(F) Open Space

The easements designated Open Space Easement are hereby accepted for open space purposes.

(G) Water Course

The easements designated Water Course Easement are hereby accepted for water course and drainage purposes.

(H) Avigation

An Avigation Easement and right of flight for the passage of aircraft over Lots XX through XX inclusive is hereby accepted.

(I) Acceptance of Barrier Strip

The Barrier Strip(s) designated as Lots XX and XX on M.B. 5678 /56-78 is(are) hereby accepted for public street and public utility purposes.

(J) Abandonment of Public Streets and Easements

That the following streets and easements are hereby abandoned in conformance with Section _____ of the Subdivision Map Act:

For Parcel Maps: Section 66445 (j)

For Tract Maps: Section 66434 (g)

1. That certain easement for public road purposes granted February 31, 1999 as Instrument No. 00000, Official Records of Riverside County.
- 2 Lots XX through XX inclusive as dedicated on M.B. 1234/ 12-34.

(K) Abandonment of Access Restrictions / Restoration of Access Rights

In conformance with Section _____ of the Subdivision Map Act, the Access Rights relinquished to the City of Riverside by Tract XXXX on file in M.B. 1234/12-34 are hereby abandoned and restored over those portion labeled ACCESS RIGHTS RESTORED

For Parcel Maps: Section 66445 (j)
For Tract Maps: Section 66434 (g)

(L) Acceptance of Relinquishment of Vehicular and Pedestrian Access Rights

The release and relinquishment of Vehicular and Pedestrian Access Rights to Lot XX, XXX Street, Avenue, etc. from Lots XX-XX and to Lot XX, XXX Street, Ave. etc. from Lots XX-XX is hereby accepted.

The City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California

I hereby certify that the forgoing resolution was accepted by the Mayor and Council of the City of Riverside this _____ day of _____, 200X.

Colleen J. Nicol
City Clerk of the City of Riverside, California

By: _____

CITY ENGINEER AND SURVEYOR CERTIFICATES

CITY ENGINEER'S CERTIFICATE (FINAL MAPS ONLY)

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NUMBER WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MONTH DAY, 20 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE _____

SEAL

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/08
CITY ENGINEER

BY: _____

CITY SURVEYOR'S CERTIFICATE (FINAL MAPS ONLY)

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE _____

SEAL

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/07
CITY SURVEYOR

By: _____

CITY ENGINEER'S CERTIFICATE (PARCEL MAPS ONLY)

THIS MAP HAS BEEN EXAMINED BY ME THIS _____ DAY OF _____, 20__ AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MONTH DAY, 20__ AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLIED WITH.

SEAL

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/08
CITY ENGINEER

BY: _____

CITY SURVEYOR'S CERTIFICATE (PARCEL MAPS ONLY)

THIS MAP HAS BEEN EXAMINED BY ME THIS _____ DAY OF _____, 20__ AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

SEAL

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/07
CITY SURVEYOR

BY: _____

SOILS REPORT STATEMENTS

USE ONE OF THESE THREE
SEE LAND DEVELOPMENT FOR CORRECT CERTIFICATE

SOILS REPORT (Final and Parcel Maps)

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY _____ ON _____ AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

SOILS REPORT (Final and Parcel Map)

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THE UNDERLYING MAP OF THIS SUBDIVISION BY _____ ON _____ AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

SOILS REPORT

(Parcel Maps Only - Can only be used if a waiver is granted by Land Development)

A PRELIMINARY SOILS REPORT **WAS NOT** PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

MISCELLANEOUS CITY CERTIFICATES

CITY TREASURER'S CERTIFICATE (Final and Parcel Map)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL EXCEPT FOR THOSE NOTED BELOW.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: _____

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER

BY: _____

SIGNATURE OMISSIONS (Final and Parcel Map)

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

(List easement holders, type of easement, and recording data. Note: Any easement held by another utility must have a non-interference letter submitted or they must sign the map.)

POTENTIAL LIQUEFACTION (Final and Parcel Map – if required)

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

COUNTY CERTIFICATES

These are County Certificates and Statements and are subject to change

TAX BOND STATEMENT (Final and Parcel Map)

I HEREBY STATE THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____

NANCY ROMERO,
CLERK OF THE BOARD OF
SUPERVISORS

BY: _____

CASH TAX BOND

DATE: _____

PAUL McDONNELL,
COUNTY TAX COLLECTOR

BY: _____

TAX COLLECTOR'S STATEMENT (Final and Parcel Map)

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____

DATE: _____

PAUL McDONNELL,
COUNTY TAX COLLECTOR

BY: _____

ENGINEER OR SURVEYOR STATEMENTS

(Choose the appropriate statement for your map. Use Engineer or Surveyor as appropriate).

ENGINEER'S OR SURVEYOR'S STATEMENT

(Final Map)

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of *(name of person authorizing map)* on *(date)*. I hereby state that this final map substantially conforms to the conditionally approved tentative map. I hereby state that all monuments are of the character and occupy the positions indicated, or that they will be set in those positions within one year from the recordation date of this map. The monuments are or will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

SEAL

(NAME)

R.C.E. (N.) or P.L.S. (No.)

REGISTRATION OR LICENSE EXPIRES (Date)

ENGINEER'S OR SURVEYOR'S STATEMENT

(Parcel Map Based upon a Field Survey)

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of *(name of person authorizing map)* on *(date)*. I hereby state that this parcel map substantially conforms to the conditionally approved tentative map, if any. I hereby state that all monuments are of the character and occupy the positions indicated, or that they will be set in those positions within one year from the recordation date of this map. The monuments are or will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

SEAL

(NAME)

R.C.E. (N.) or P.L.S. (No.)

REGISTRATION OR LICENSE EXPIRES (Date)

ENGINEER'S OR SURVEYOR'S STATEMENT

(Parcel Map Based upon Record Data)

This map was prepared by me or under my direction and was compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of *(name of person authorizing map)* on *(date)*. I hereby state that this parcel map substantially conforms to the conditionally approved tentative map, if any. I hereby state that all monuments shown are of the character and occupy the positions indicated. The monuments are sufficient to enable the survey to be retraced.

SEAL

(NAME)

R.C.E. (N.) or P.L.S. (No.)

REGISTRATION OR LICENSE EXPIRES (Date)

CITY OF RIVERSIDE

PUBLIC UTILITY CERTIFICATES

Use the appropriate Certificate for your Subdivision.

UTILITIES EASEMENT STATEMENT (Final and Parcel Map)

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

(List Public Utility Easements to City of Riverside Here)

DATE: _____

David H. Wright
Public Utilities General Manager

BY: _____

PUBLIC UTILITIES CERTIFICATE

for Parcel Map Served by City of Riverside

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Public Utilities Department of the City of Riverside.

Date: _____

By: _____

David H. Wright,
Public Utilities General Manager

PUBLIC UTILITIES CERTIFICATE

for Tract Map served by City of Riverside

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all lots as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Public Utilities Department of the City of Riverside.

Date: _____

By: _____

David H. Wright,
Public Utilities General Manager

PUBLIC UTILITIES CERTIFICATE

for Parcel Map that is served water by WMWD

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities department sufficient funds or made the required arrangements and provisions for the installation of electric facilities necessary to provide service to all parcels as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Electric Division of the Public Utilities Department of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Date: _____

By: _____

David H. Wright
Public Utilities General Manager

PUBLIC UTILITIES CERTIFICATE

for Tract Map that is served water by WMWD

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities department sufficient funds or made the required arrangements and provisions for the installation of electric facilities necessary to provide service to all lots as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Electric Division of the Public Utilities Department of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Date: _____

By: _____

David H. Wright
Public Utilities General Manager

PUBLIC UTILITIES CERTIFICATE

for Parcel Map that is served water by EMWD:

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities department sufficient funds or made the required arrangements and provisions for the installation of electric facilities necessary to provide service to all parcels as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Electric Division of the Public Utilities Department of the City of Riverside. Arrangements for water service must be made with the Eastern Municipal Water District.

Date: _____

By: _____

David H. Wright
Public Utilities General Manager

PUBLIC UTILITIES CERTIFICATE

for Tract Map that is served water by EMWD:

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities department sufficient funds or made the required arrangements and provisions for the installation of electric facilities necessary to provide service to all lots as shown on this map; and that all public utility easements shown are sufficient for all requirements of the Electric Division of the Public Utilities Department of the City of Riverside. Arrangements for water service must be made with the Eastern Municipal Water District.

Date: _____

By: _____

David H. Wright
Public Utilities General Manager